



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

December 18, 2008

OFFICE OF Planning Department

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am

FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Gerry Brentnall, Mike Stafford, Larry Farinha, Richard Johnson and Harry Crabb

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

Agricultural Preserve Cancellation (AGP-241)

Frisvold Property

(PAGP T20080494/PEIR T20050185/SCH No. 2005092041)

Consider a request from James and Marianne Frisvold to cancel Agricultural Preserve Contract (AGP- 241). A Notice of Non-Renewal was filed with Placer County on February 10, 2006. A petition for cancellation was submitted on September 11, 2007. The property was previously part of a larger agricultural preserve covering five parcels, with four of the five parcels having come out of the Williamson Act contract in the 1980s after filing for non-renewal, though the property in question was not included in that non-renewal. The property is currently designated for residential uses by the Dry Creek/West Placer Community Plan and is currently zoned Residential Single Family and Neighborhood Commercial.

Project Location: 5718 P.F.E. Road, northeast of the intersection of PFE Road and Watt Avenue, in the Roseville area)

APN: 023-200-057

Total Acreage: 15 acres

Zoning: RS-AG-B-20-DR PD 2.0 (Residential Single Family, Combining Agriculture, Combining Minimum Building Site of 20,000 square feet, Combining Development Reserve, Combining Planned Residential Development of 2 units per acre) and C1-UP-Dc (Neighborhood Commercial, Combining Use Permit Required, Combining Design Scenic Corridor).

Community Plan Area: Dry Creek/West Placer Community Plan

MAC Area: West Placer MAC

Applicant: James and Marianne Frisvold

County Staff:

Planner: Jennifer Dzakowic (530) 745-3008

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:10 am

RIOLO VINEYARDS SPECIFIC PLAN (PSPA 20050186) - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES / AMENDMENTS TO THE PLACER COUNTY GENERAL PLAN / AMENDMENTS TO THE DRY CREEK/WEST PLACER COMMUNITY PLAN / REZONING / DEVELOPMENT AGREEMENT / LARGE LOT TENTATIVE MAP AND SMALL LOT TENTATIVE MAP (PSUB T20040397) FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2005092041)

Consider a request from PFE Investors, LLC, for the approval of: a Specific Plan, Development Standards and Design Guidelines, amendments to the Placer County General Plan and Dry Creek/West Placer Community Plan, Rezoning (see Community Plan Amendment and Rezoning Exhibit), Development Agreement and Large Lot Tentative Map and a Small Lot Tentative Map. The following parcels are included in the request to change the existing Community Plan designation from Low Density Residential Development Reserve, Greenbelt & Open Space, and Commercial to Riolo Vineyards Specific Plan. The following parcels are included in the proposed project request to change the existing zoning district from O PD 2 (Open Space, combining Planned Residential Development of 2 units per acre), RS-AG-B-20-DR-PD 2 (Single Family Residential, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Development Reserve, Combining Planned Residential Development of 2 units per acre, and C1-UP-Dc (Neighborhood Commercial, Combining Use Permit, Combining Design Scenic Corridor) to SPL-RVSP (Specific Plan – Riolo Vineyards Specific Plan): Assessor's Parcel Numbers are 023-20-023, 023-200-031, 023-200-051, 023-200-052, 023-200-055, 023-200-056, 023-221-006, 023-200-053.

Project Description: The proposed Riolo Vineyards Specific Plan project encompasses approximately 525 acres. The proposed development includes a residential community with open-space, recreational, and commercial components. At build-out, the community would include 933 residential units of varying densities. The proposed housing densities would range from 10-acre agricultural-residential (estate) lots to a High Density Residential development at 10 to 23 dwelling units per acre (du/ac). Also proposed are Low Density Residential units at 1 to 5 du/ac and a Medium Density Residential product at 5 to 10 du/ac. Open space, trails, parks, and agricultural uses are proposed on 134.0 acres, which would simultaneously serve as physical buffers between the residences and Dry Creek and its riparian environment. The project would include 123.9 acres reserved for open space, 10.1 acres for parks, and 7.5 acres for commercial uses. Additionally, the ultimate acreage of the existing cemetery under the project would be increased from 1.9 acres to 4.8 acres. Two parcels in the floodplain are expected to remain unchanged as they are considered undevelopable.

Project Location: The Riolo Vineyards Specific Plan Area is located in southern Placer County and is situated 2½ miles southwest of the City of Roseville and 15 miles northeast of the Sacramento metropolitan area, just north of Placer County's border with Sacramento County. The site is bounded by Dry Creek to the north, Walerga Road to the east, PFE Road to the south, and Watt Avenue to the west.

APN: 023-200-019, 023-200-027, 023-200-056, 023-200-057, 023-200-055, 023-200-031, 023-200-052, 023-200-051, 023-200-023, 023-221-005, 023-221-004, 023-221-006, 023-221-007, 023-200-053 and 023-221-054.

Total Acres: 525 acres

Zoning: RS-AG-B-20-DR PD 2 (Single Family Residential, combining Agricultural, combining minimum Building Site of 20,000 square feet, combining Development Reserve, combining Planned Residential Development of 2 acres per unit), O PD2 (Open Space, Planned Residential Development-2), O (Open Space), C1-UP-Dc (Neighborhood Commercial, Combining Use Permit, combining Design Scenic Corridor) and CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor).

Community Plan Area: Dry Creek/West Placer Community Plan

MAC Area: West Placer MAC, Antelope Community Planning Advisory Council

Applicant: PFE Investors, LLC

County Staff:

Planner: Ann Baker (530) 745-3136

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Grant Miller (530) 745-2300